



297 Uppingham Road, Humberstone, Leicester
LE5 4DG | info@kingsestateuk.com

0116 352 7012

 **4**
Bedrooms

 **2**
Bathrooms



Kings are excited to present this four-bedroom detached property located on Cranesbill Road in the Hamilton area. This property

benefits from a corner plot down a quiet road in a prime location that is within close proximity to local amenities including local shops, supermarkets (Tesco & Aldi), schools, colleges, pharmacies and major access roads including Hungarton Boulevard, Keyham Lane and Colchester Road all being nearby. The property benefits from a spacious layout consisting of a ground floor inclusive of three reception rooms including the living and dining room, a kitchen, downstairs wc and utility room, and a first floor consisting of four bedrooms, an en-suite and the family bathroom.

This property is one not to miss out on, primarily due to the potential the property has, being a corner plot down a quiet road, located in one of the most sought after areas in Leicester, a spacious layout and garden. Available by appointment only, Call Kings now 0116 352 7012!!!!

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As you enter the property you are initially welcomed by a spacious entrance hallway which provides access to the renovated garage area currently being used as a reception room, downstairs wc, living area and kitchen. The first reception room was previously a single garage which has been renovated into a self-contained reception room consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator. The living room can be accessed via the entrance hallway or through the dining room, located at the front of the property consisting of carpeted flooring, a front facing double-glazed bay window, wall mounted radiator and fireplace. The kitchen is found at the rear of the property consisting of tiled flooring, fitted worktops and storage cupboards, wall mounted radiator, integrated oven/hob, rear facing double-glazed window and access to the dining room and utility room. The dining room is accessed via the kitchen and living room consisting of carpeted flooring, a wall mounted radiator, double-glazed window and sliding door rear garden access.

As you proceed up the stairway onto the first floor you are introduced to a spacious landing area providing access to each bedroom and the family bathroom separately. Bedroom one is a double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator, fitted wardrobes and access to an en-suite consisting of carpeted flooring, a stand-up shower, toilet and sink. Bedroom two is a double bedroom located at the rear of the property consisting of carpeted flooring, fitted wardrobes, a rear facing double-glazed window and wall mounted radiator. Bedroom three is a single bedroom located at the rear of the property consisting of carpeted flooring, fitted wardrobe, rear facing double-glazed window and a wall mounted radiator. Bedroom four is the smallest out of the four bedrooms being a single bedroom located at the rear of the property consisting of carpeted flooring, a fitted wardrobe, rear facing double-glazed window and wall mounted radiator. The family bathroom is located at the front of the property consisting of tiled flooring, access to a storage cupboard, bath, toilet, sink and double-glazed window.

This property is one not to miss out on, primarily due to the potential the property has, being a corner plot down a quiet road, located in one of the most sought after areas in Leicester, a spacious layout and garden, as well as a large driveway and single garage to create additional convenience to the owners. Available by appointment only, Call Kings now 0116 352 7012!!!!

Property Info

Ground Floor

Living Room: 5.04m x 3.29m (16'6" x 10'10") – spacious living area located at the front of the property consisting of carpeted flooring, a wall mounted radiator, fireplace, a front facing double-glazed bay window and access to both the entrance hallway and dining room.

Reception Room: 5.34m x 2.30m (17'6" x 7'7") – renovated single garage located at the front of the property consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator

Dining Room: 3.07m x 3.28m (10'1" x 10'9") – located at the rear of the property consisting of carpeted flooring, double-glazed window, double door access to the living room, wall mounted radiator, access to the kitchen and sliding door rear garden access

Kitchen: 2.77m x 4.43m (9'1" x 14'6") – located at the rear of the property consisting of tiled flooring, fitted worktops and storage cupboards, rear facing double-glazed window, wall mounted radiator and access to both utility room and dining room

Utility Room: 2.31m x 2.29m (7'7" x 7'6") – accessed via the kitchen consisting of tiled flooring, fitted worktop, wall mounted radiator and rear garden access

First Floor

Bedroom One: 3.45m x 4.91m (11'4" x 16'1") – double bedroom located at the front of the property consisting of carpeted flooring, front facing double-glazed window, fitted wardrobes, wall mounted radiator and access to an en-suite

Bedroom Two: 3.17m x 3.42m (10'5" x 11'3") – double bedroom located at the rear of the property consisting of carpeted flooring, fitted wardrobes, rear facing double-glazed windows and a wall mounted radiator

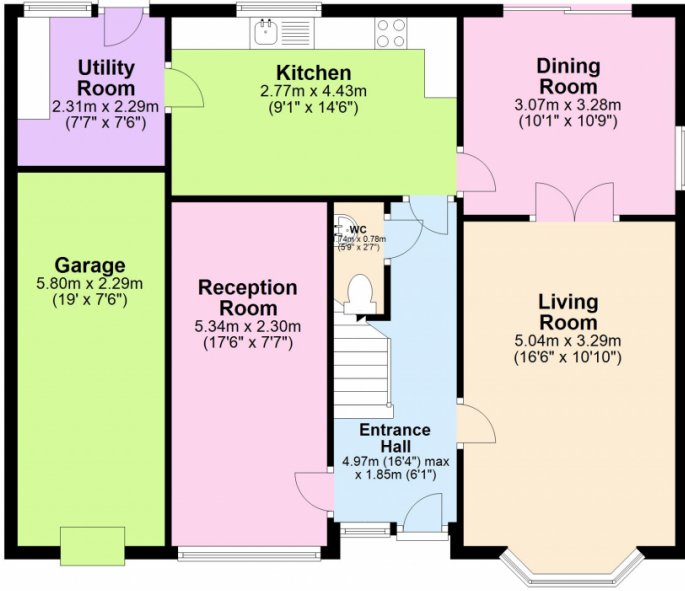
Bedroom Three: 2.84m x 2.43m (9'4" x 8') – single bedroom located at the rear of the property consisting of carpeted flooring, fitted wardrobe, rear facing double-glazed window and wall mounted radiator

Bedroom Four: 2.20m x 2.20m (7'3" x 7'3") – single bedroom located at the rear of the property consisting of carpeted flooring, fitted wardrobe, wall mounted radiator and rear facing double-glazed window

Bathroom: 2.16m x 2.42m (7'1" x 7'11") – family bathroom consisting of tiled flooring, a bath, toilet, sink and double-glazed window

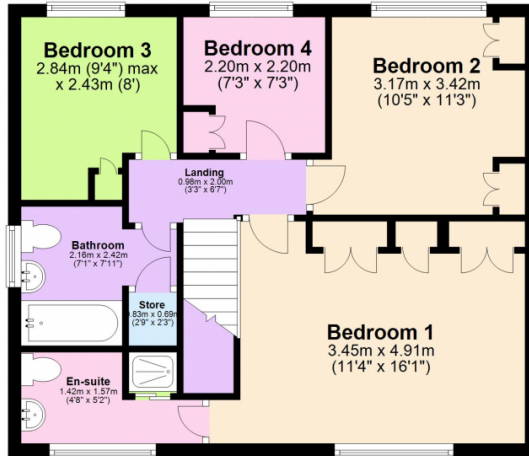
Ground Floor

Approx. 82.6 sq. metres (889.6 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.0 sq. feet)



Total area: approx. 135.2 sq. metres (1455.6 sq. feet)



